



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## **ARCHITECTURAL REVIEW BOARD**

**THURSDAY, APRIL 17, 2003**

**THE VILLAS MEETING ROOM**  
**(Located adjacent to City Hall, at rear of building)**  
**CIVIC CENTER**  
**17555 PEAK AVENUE**  
**MORGAN HILL, CA**

### **BOARD MEMBERS**

CHAIR, YARMILA KENNETT  
VICE-CHAIR, ROD MARTIN  
JAMES FRUIT  
JERRY PYLE  
VACANCY

**REGULAR MEETING –7:00 P.M.**

### **\*\*\* A G E N D A \*\*\***

#### **NOTICE TO THE PUBLIC**

*The following policies shall govern the conduct of the Architectural Review Board meetings:*

- *All Architectural Review Board proceedings are tape-recorded.*
- *Individuals wishing to address the Architectural Review Board on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Board, please state your name and address at the beginning of your remarks.*

- *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 5 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

**OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Architectural Review Board's jurisdiction. Should your comments require Architectural Review Board action, your request will be placed on the next appropriate agenda. No Architectural Review Board discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

**MINUTES:** April 3, 2003

**CONSENT CALENDAR**

1. **SUBCOMMITTEE RESOLUTION:** A request to approve a resolution allowing the Planning Division staff or a two person subcommittee of the Board to review and approve minor site and architectural modifications pursuant to the limitation within the Minor Alterations policy.

**Recommendation:** Approve Resolution No. 03-007 by minute action.

2. **SUBCOMMITTEE REPORT:** Subcommittee approval of minor alterations proposed for the exterior of the M.H. Tavern located at 17365 Monterey Rd.

**OLD BUSINESS:**

3. **SITE REVIEW, SR-02-19: DEPOT-THE GRANARY:** A request for approval of site and architectural plans for a remodel and conversion of the former Isaacson Grains building to a 13,213 sq. ft. commercial office building. The project is located at 17500 Depot Street in the CC-R, Central Commercial Residential District. (APN 726-14-059)

**Recommendation:** Open Public Hearing and continue to the May 1 agenda

4. **UNIFORM SIGN PROGRAM, USP 03-04: TENNANT-SAFEWAY:** A request for approval of a uniform sign program for the Tennant Station Shopping center located on the south east corner of the intersection of Tennant Ave. and Monterey Rd. (APN's 817-06-039, 040, & 041)

**Recommendation:** Open/Close Public Hearing/Adopt Resolution No. 03-009, approving request.

**NEW BUSINESS:**

5. **SITE REVIEW APPLICATION, SR-02-06: E. DUNNE-HO:** A request for site, architectural and landscape plan approval for a proposed 30,190 sq. ft. retail/office building to be located on a 2.35 acre site on the northwest corner of the intersection of E. Dunne Ave. and Murphy Ave. in the PUD zoning district. (APN 728-17-023)

**Recommendation:** Open Public Hearing and continue to the May 15 agenda

**OTHER BUSINESS:**

6. **ZONING AMENDMENT AND SITE REVIEW APPLICATIONS ZAA 98-16: CONDIT-HORIZON LAND/SR 03-04: CONDIT-THE FORD STORE:** A request for preliminary plan review of a 30,027 sq. ft. Ford dealership proposed on a 6-acre parcel located on the west side of Condit Rd., approximately 600 ft. north of the E. Dunne Ave./Condit Rd. intersection, in the PUD zoning district. Also, requested is a preliminary review of the amendments proposed to the architectural guidelines previously approved for the PUD.

**Recommendation:** Review and comment

**ANNOUNCEMENTS:**

**ADJOURNMENT:**

***SPEAKER CARD***

*IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE ARCHITECTURAL REVIEW BOARD.*

*HOWEVER, it is very helpful to the Board if you would fill out the Speaker Card that is available on the counter in The Villas Meeting Room. Please fill out the card and return it to the secretary. As your name is called by the Chairperson, clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.*

***NOTICE***

***AMERICANS WITH DISABILITY ACT (ADA)***

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Architectural Review Board agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

**NOTICE**

***NOTICE IS GIVEN*** pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Architectural Review Board at, or prior to the Public Hearing on these matters.

**NOTICE**

*The time within which judicial review must be sought of the action taken by the Architectural Review Board which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*